056.0	0002	0038.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,540,200 /	1,540,200
					USE VALUE:	1,540,200 /	1,540,200
					ASSESSED:	1,540,200 /	1,540,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	BRATTLE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEPT/CONSERVATION & RECREATIO
Owner 2:	WATER SUPPLY PROTECTION DIV
Owner 3:	
Street 1:	20 SOMERSET ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02108 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.817 Sq. Ft. of land mainly classified as DCR with a Govt. Bldg. Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
925	79148.520	3,300		1,536,900	1,540,200
Total Card	1.817	3,300		1,536,900	1,540,200
Total Parcel	1.817	3,300		1,536,900	1,540,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37490
GIS Ref
GIS Ref
Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0038.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	925	FV	3,300	0	79,148.52	1,536,900	1,540,200		Year end	12/23/2021
2021	925	FV	3,300	0	79,148.52	1,536,900	1,540,200		Year End Roll	12/10/2020
2020	925	FV	3,300	0	79,148.516	1,536,900	1,540,200	1,540,200	Year End Roll	12/18/2019
2019	925	FV	3,300	0	79,148.516	1,536,900	1,540,200	1,540,200	Year End Roll	1/3/2019
2018	925	FV	3,300	0	79,148.516	1,036,000	1,039,300	1,039,300	Year End Roll	12/20/2017
2017	925	FV	3,300	0	79,148.516	992,400	995,700	995,700	Year End Roll	1/3/2017
2016	901	FV	3,300	0	79,148.516	905,300	908,600	908,600	Year End	1/4/2016
2015	901	FV	3,300	0	79,148.516	731,000	734,300	734,300	Year End Roll	12/11/2014

!4646!

PRINT

Date	Time
12/30/21	00:53:56

LAST REV

Date	Time
03/11/16	08:34:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	01-01		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	37490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
925	DCR		43560		Sq. Ft.	Site		0	70.	0.50	11									1,524,600						1,524,600	
925	DCR		0.817		Acres	Excess	1.0	0	15,000.	1.00	11									12,255						12,300	

Total AC/HA:	1.81700	Total SF/SM:	79149	Parcel LUC:	925	DCR	Prime NB Desc	ARLINGTON	Total:	1,536,855	Spl Credit		Total:	1,536,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	80.000
Other Features:	5000
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	5000
Depreciation:	1750
Depreciated Total:	3250

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	80.00
Special Features:	0	Val/Su Net:	
Final Total:	3300	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

056.0-0002-0038.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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